

**EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION**

**Rosedale Residential Subdivision Concept Plan - Modification 2**

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Application No	MP05_0199 MOD 2
Location	George Bass Drive, Rosedale
Applicant	The Trustee for Walker Rosedale Pty Ltd
Council Area	Eurobodalla
Consent Authority	Minister for Planning and Public Spaces

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**Description of the development consent**

Community title subdivision for residential development and ancillary commercial and community facilities, comprising 6 Ecological Protection lots, a Community lot and 13 Neighbourhood Precincts (which will yield a total of 792 residential lots)

**Description of proposed modification**

- Exclude “Stage 1” (already developed) from the site and scope of modified Concept Plan)
  - Change in property title format from Community Title to Torrens Title for the remainder of the Concept Plan residential estate
  - Redesign of the proposed subdivision layout to:
    - Reduce the developable area from 128.59Ha to 109.46Ha
    - Reduce extent of civil works, and delete lots backing on the western fringe of the modified Concept site boundary
    - Reduce the road hierarchy from 17 road classifications (plus lanes) to 5 road typologies
    - Increase the number of vehicle access points to George Bass Drive to the estate from 2 to 3
    - Connect the Estate to Saltwood Drive and Stage 1
    - Reduce “land use zones” from 6 to 5
    - Relocate the mixed-use/commercial precinct to the eastern portion of Stage 3 (and will be subject to further design detail to be lodged in a later DA)
    - Reduce the minimum dwelling density to 1 dwelling/100m<sup>2</sup> in the Centre Zone
    - Increase number of lots and size of The Commercial/aka Centre Zone
    - Increase the maximum lot size but decrease the number of lots of The General/Suburban Zone
    - Increase the maximum lot size and increase the number of lots of The Suburban Zone
    - Increase the lot size but decrease the number of lots of The Park Edge Zone
    - Increase the number of lots and size of lots in The Outlook Zone
    - Propose Park Edge Zone to northern part of the site (eastern and southern perimeters, and northeastern pocket)
    - Replace Ecological Protection lots with open space and retained managed land
    - Remove (and offset) an existing first order stream (Stream 1B) in the northern precinct
    - Replace the 1st order stream (Stream 1D) with a detention basin adjoining Stage 1
    - Delete the proposed “community buildings”, situated close to the Beviaan Wetland
  - Delete the Statement of Commitments
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## Department of Planning, Housing and Infrastructure

### About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Thursday 10 October 2024** until **Wednesday 23 October 2024**. You can view these documents online at <https://www.planningportal.nsw.gov.au/Rosedale-Residential-Subdivision>

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

### Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at <https://www.planningportal.nsw.gov.au/> and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://www.planningportal.nsw.gov.au/major-projects/help). If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

**Before making your submission, you should read the department's:**

- Disclaimer and declaration at [www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

Your submission will be published on portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.



## Department of Planning, Housing and Infrastructure

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure) or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to [www.planningportal.nsw.gov.au/major-projects/have-your-say](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

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**For more information about the project:** Contact (02) 9228 6283

If you require assistance to use the Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.

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